

MEMORANDUM

To: Board of Regents

From: Board Office

Subject: Register of University of Northern Iowa Capital Improvement Business Transactions for Period of March 27, 2004, Through April 27, 2004

Date: May 10, 2004

Recommended Action:

Approve the Register of Capital Improvement Business Transactions for the University of Northern Iowa.

Executive Summary:

Requested Approvals	Revised project budget (\$8,700,000) and Change Order #13 (not to exceed \$140,000) to the construction contract with Cardinal Construction for the <u>Towers Center Improvements</u> project which is providing dining upgrades and mechanical, restroom, and accessibility improvements for the facility (see page 2); the change order would provide for renovation of the East Lounge area.
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Background and Analysis:

Towers Center Improvements

<u>Project Summary</u>			
	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Permission to Proceed		June 2001	Approved
Architectural Agreement			
(RDG Bussard Dikis, Des Moines, IA)	\$ 757,400	Jan. 2002	Approved
Program Statement		April 2002	Approved
Schematic Design		June 2002	Approved
Project Description and Budget	8,500,000	June 2002	Approved
Construction Contract—Reject Bids		April 2003	Ratified
Revised Schematic Design		April 2003	Approved
Construction Contract Award			
(Cardinal Construction)	6,535,675	June 2003	Ratified
Construction Change Orders			
(Cardinal Construction)			
Change Orders #1 - #9	370,638		Not Required*
Change Order #10	150,000 (est)	Feb. 2004	Approved
Change Orders #11 and #12	97,841		Not Required*
Revised Project Budget	8,700,000	May 2004	Requested
Construction Change Order #13			
(Cardinal Construction)	140,000 (est)	May 2004	Requested

* Approved by University in accordance with Board procedures.

Background

This project is renovating the Towers Center, a major dining facility used by students residing in the north side residence halls, to provide food service and dining upgrades, including a “marketplace” food service outlet, and mechanical/electrical, restroom, and accessibility improvements; the University anticipates completion of the project prior to the fall 2004 semester.

When the project was initially bid in March 2003, all bids received exceeded the construction budget; as a result, the University modified the project scope to reduce or eliminate items prior to re-bidding the construction contract.

The second bid opening resulted in the contract award to Cardinal Construction in the amount of \$6,535,675, which was within the total construction budget of \$7,100,000.

Since the contract award was less than the construction budget, it has been the University’s intent to restore as many items as possible which had been eliminated or reduced from the revised project scope.

Revised Budget The revised budget of \$8,700,000, an increase of \$200,000, would restore to the project scope the renovation of the upper level East Lounge area to provide a new seminar room and conference room, and improve existing study areas.

The University reports that it would be cost-effective to undertake the renovation work in conjunction with the fire safety improvements currently underway in the East Lounge.

The budget increase would be funded by Residence System Improvement Funds.

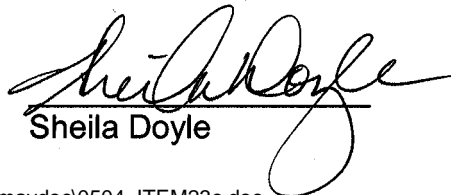
Construction Change Order Change Order #13, not to exceed \$140,000, would incorporate the East Lounge renovation work into the construction contract.


The total construction contract, including Change Order #13, is within the revised construction budget.

Project Budget

	<u>Initial Budget June 2003</u>	<u>Revised Budget April 2004</u>
Construction	\$ 7,100,000	\$ 7,656,500
Professional Fees	800,000	900,000
Movable Equipment	180,000	0
Art Work	42,500	43,500
Contingency	<u>377,500</u>	<u>100,000</u>
TOTAL	<u>\$ 8,500,000</u>	<u>\$ 8,700,000</u>
Source of Funds:		
Dormitory Revenue Bond Proceeds	\$ 8,500,000	\$ 8,500,000
Residence System Improvement Funds	<u>0</u>	<u>200,000</u>
TOTAL	<u>\$ 8,500,000</u>	<u>\$ 8,700,000</u>

Also presented for Board ratification is one project budget less than \$250,000 and one final report. The register prepared by the University is included in the Regent Exhibit Book.


Sheila Doyle

Approved: 
Gregory S. Nichols